

REGULAR MEETING PLANNING COMMISSION AGENDA

Civic Center
Council Chambers
150 South Palm Ave.
Rialto, California 92376

Wednesday
July 29, 2009
6:00 p.m.

Members of the public are given an opportunity to speak on any listed agenda items. Please notify the Planning Division if you wish to do so. All agendas are posted in the City Hall Administration Building (150 South Palm Avenue, Rialto, California 92376) at least 72 hours in advance of the meeting. Copies of the staff reports relating to each item on the agenda are on file in the Planning Division, 150 South Palm Avenue, Rialto, California 92376 and are available for public inspection. Any person having a question concerning any agenda item may call the Planning Division (909) 820-2535 to inquire about any item described on the agenda.

Based upon the open meeting laws (the Brown Act), additional items may be added to the agenda and acted upon by the Planning Commission only if it is considered to be a "subsequent need" or "emergency item" and is added by a two-thirds vote. Matters raised under Oral Communications may not be acted upon at that meeting other than as provided above.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Director of Public Works at (909) 421-7279. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]

If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing. A decision by the Planning Commission may be appealed to the City Council. An appeal must be filed with the City Clerk upon forms provided by the City within fifteen (15) calendar days after the hearing.

NEXT RESOLUTION NO. 09-11

1. CALL TO ORDER

TIME: _____

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Beth George, Chair

Dale Estvander, Vice Chair

Artist Gilbert

Jerry Gutierrez

Pauline Tidler

Al Twine

One Vacancy

City Attorney

Michael E. Story, Director

Donn Montag, Planning Manager

Gina Gibson, Senior Planner

Trudy Lang, Asst. Planner

Daniel Casey, Asst. Planner

4. ORAL COMMUNICATION FROM THE AUDIENCE ON ITEMS NOT ON THE AGENDA

5. PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 33, AMENDMENT NO. 9 TO THE CENTRAL AREA SPECIFIC PLAN, AND CONDITIONAL DEVELOPMENT PERMIT NO. 616

E.A.R. 09-01

APPLICANT: KDF COMMUNITIES, LLC

LOCATION: NORTHEAST CORNER OF RIVERSIDE AVENUE AND RIALTO AVENUE

TO CHANGE THE LAND USE ELEMENT OF THE RIALTO GENERAL PLAN TO ALLOW SENIOR HOUSING IN THE GENERAL COMMERCIAL LAND USE DESIGNATION, TO ADD SENIOR HOUSING AS A CONDITIONALLY PERMITTED LAND USE, AND TO ALLOW A 117 UNIT SENIOR HOUSING COMPLEX ON A 1.44 ACRE PARCEL LOCATED WITHIN THE C-C (CORE COMMERCIAL) AND COT-C (COTTAGE COMMERCIAL) ZONES OF THE CENTRAL AREA SPECIFIC PLAN AND THE ADOPTION OF A MITIGATED NEGATIVE DECLARATION

CONSIDERATION OF MITIGATED NEG. DEC.

Motion _____

Second _____

Vote _____

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF GENERAL PLAN AMENDMENT NO. 33

Motion _____

Second _____

Vote _____

CONSIDERATION OF AMENDMENT NO. 9 TO THE CENTRAL AREA SPECIFIC PLAN

Motion _____

Second _____

Vote _____

CONSIDERATION OF CONDITIONAL DEVELOPMENT PERMIT NO. 616

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Gina Gibson, Senior Planner

6. PUBLIC HEARING

CONDITIONAL DEVELOPMENT PERMIT NO. 621

APPLICANT: CALIFORNIA RECYCLING

LOCATION: SOUTHEAST CORNER OF RIVERSIDE AVENUE AND MERRILL AVENUE

TO ALLOW THE OPERATION OF A 493 SQUARE FOOT SMALL COLLECTION RECYCLING FACILITY IN THE SHIPPING CENTER PARKING LOT LOCATED IN THE C-2 (CENTRAL COMMERCIAL) ZONE

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF CONDITIONAL DEVELOPMENT PERMIT NO. 621

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

7. PUBLIC HEARING
CONDITIONAL DEVELOPMENT PERMIT NO. 620

APPLICANT: BEST CALIFORNIA GAS

LOCATION: EAST SIDE OF LOCUST AVENUE APPROXIMATELY 300 FEET NORTH OF
LOWELL STREET

TO ALLOW THE ESTABLISHMENT OF A STORAGE YARD FOR CONSTRUCTION
EQUIPMENT ON A 4.7 ACRE SITE LOCATED IN THE I-PID (PLANNED INDUSTRIAL
DEVELOPMENT) ZONE OF THE RIALTO AIRPORT SPECIFIC PLAN

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

CONSIDERATION OF CONDITIONAL DEVELOPMENT PERMIT NO. 620

Motion _____

Second _____

Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

8. PUBLIC HEARING
CONDITIONAL DEVELOPMENT PERMIT NO. 622

E.A.R. 09-17

APPLICANT: BEST CALIFORNIA GAS

LOCATION: EAST SIDE OF LOCUST AVENUE APPROXIMATELY 550 FEET SOUTH OF
CASA GRANDE DRIVE

TO ALLOW THE DEVELOPMENT OF A STORAGE YARD FOR CONSTRUCTION
EQUIPMENT ON A 7.4 ACRE SITE LOCATED IN THE I-PID (PLANNED INDUSTRIAL
DEVELOPMENT) ZONE OF THE RIALTO AIRPORT SPECIFIC PLAN AND THE
ADOPTION OF A NEGATIVE DECLARATION

CONSIDERATION OF NEG. DEC.

Motion _____

Second _____

Vote _____

CLOSE PUBLIC HEARING

Motion _____

Second _____

Vote _____

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

9. **PLANNING COMMISSION DETERMINATION**

APPLICANT: JASON DAVIS

LOCATION: 134 S. RIVERSIDE AVENUE

TO ALLOW A DISC JOCKEY AND A DANCE FLOOR FOR A SPECIAL EVENT TO TAKE PLACE ON AUGUST 4, 2009 AT THE ALLEY KAT JAZZ LOUNGE LOCATED IN THE C-C (CORE COMMERCIAL) ZONE OF THE CENTRAL AREA SPECIFIC PLAN

CONSIDERATION OF PLANNING COMMISSION DETERMINATION

Motion _____
Second _____
Vote _____

PROJECT PLANNER: Daniel Casey, Assistant Planner

10. **CODE ENFORCEMENT DIVISION UPDATE – PRESENTATION BY BOB WATSON, CODE ENFORCEMENT SUPERVISOR**

11. **PLANNING DIVISION UPDATE – PRESENTATION BY GINA GIBSON, SENIOR PLANNER**

12. **PLANNING DIVISION COMMENTS**

13. **PLANNING COMMISSION COMMENTS**

14. **ADJOURNMENT**

Motion _____
Second _____
Vote _____